

Flood Insurance Information

- **How are rates determined for a flood insurance policy?**

A number of factors are considered in determining the premium for flood insurance coverage. They include the amount of coverage purchased, location, age of the building, building occupancy, design of the building, and, for buildings in Special Flood Hazard Areas (SFHAs), elevation of the building in relation to the Base Flood Elevation. Buildings eligible for special low-cost coverage at a pre-determined, reduced premium rate are single-family and one-to four-family dwellings located in Zones B, C, and X. For these exceptions, certain loss limitations exist.

- **What elevation is used when rating a structure for a flood insurance policy?**

The difference between the lowest floor elevation (including basement) of your structure and the 1-percent annual chance flood elevation is used to determine the insurance rating.

- **When is mandatory flood insurance required?**

The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 mandate the purchase of flood insurance as a condition of Federal or federally regulated financing for acquisition and/or construction of buildings in Special Flood Hazard Areas (SFHAs) of any participating community. The purchase of flood insurance on a voluntary basis is frequently prudent, even outside of SFHAs.

The Acts prohibit Federal agency lenders, United States Department of Agriculture's (USDA) Rural Housing Service, and Government-sponsored Enterprises for Housing (such as Freddie Mac and Fannie Mae) from making, guaranteeing, or purchasing a loan secured by real estate or mobile home(s) in a SFHA, unless flood insurance has been purchased and is maintained during the term of the loan.

Customer Services' Mission Statement:

To provide the best customer service possible to the citizens of Lake County by affording a total range of services; continually improving the customer's experience with Lake County Government.



Don't despair...County staff is available to assist you and answer any questions.

The National Flood Insurance Program...

How it affects you and your new home.



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What is the National Flood Insurance Program?

The National Flood Insurance Program (NFIP) is a Federal program enabling property owners in participating communities to purchase insurance protection against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods.

Participation in the NFIP is based on an agreement between local communities and the Federal Government that states if a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas, the Federal Government will make flood insurance available within the community as a financial protection against flood losses.

How Does the NFIP benefit me?

Through the NFIP, property owners in participating communities are able to insure against flood losses. By employing wise floodplain management, a participating community can protect its citizens against much of the devastating financial loss resulting from flood disasters. Careful local management of development in the floodplains results in construction practices that can reduce flood losses and the high costs associated with flood disasters.

What is a Flood Insurance Rate Map?

A Flood Insurance Rate Map (**FIRM**) is an insurance and floodplain management map issued by FEMA that identifies areas of 1-percent annual chance flood hazard in a community. In some areas, the map also shows Base Flood Elevations and 0.2-percent annual chance floodplain boundaries and, occasionally, regulatory floodway boundaries.

What's the floodplain?

What does it mean to me?

The floodplain is an area adjacent to a river, stream, or waterway that may flood. The 100-year floodplain is an area that has a 1% chance of flooding each year.

As Lake County participates in the Federal Flood Insurance program, you are required to elevate, flood proof, or otherwise protect against 100 year floods if your structure exists in the 100-year floodplain.

To find out if your property is in a flood zone you can use several resources:

- FIRM maps are available in the Customer Services office in the Administration Building on the 5th floor
- Lake County Public Works Department also has FIRM maps
- You can call toll-free 1-877-FEMA MAP
- If you have a computer, go to the FEMA website at fema.gov and click on The FEMA Flood Map Store, click on Map Search put in your address and you can see if you are in a flood zone. These maps will help you determine the location of your structure within the floodplain.

I am in a flood zone, what do I do?

The more you do to "flood proof" your residence, the better off you will be (your home will be better protected and your flood insurance rates will be lower).

Lake County's Floodplain Management Regulations are detailed for you in Section 9.07 of the Lake County Land Development Regulations (LDRs) and are available on line at municode.com.

Your contractor should be able to give you the valuable information you need to "flood proof" your home.



Where can I find out more about purchasing flood insurance?

A policy may be purchased from any licensed property insurance agent or broker.

You can access the Lake County Land Development Regulations by going to municode.com.

Flood Management Regulations can be found in Section 9.07.00